

IN RE: PETITION FOR ZONING VARIANCE • BEFORE THE
S/S American Ave., 2nd Fl. • ZONING COMMISSIONER
127 American Avenue • OF BALTIMORE COUNTY
13th Election District •
1st Councilmanic District • Case No. 91-473-A
Blanche M. Bartlett
Evelyn M. Buige
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for Zoning Variance, a variance from Sections 402.1 and 401.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot width for a 2 apartment use of 63 ft. in lieu of the required 80 ft. and to allow a side yard setback of 10 ft. and a sum of side yard setbacks of 26 ft. in lieu of the required 15 ft. and 40 ft. (open projection on one side), respectively, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners, by Evelyn M. Buige, appeared, testified and were represented by John O. Hennegan, Esquire. Also appearing on behalf of the petition were Robert and Barbara J. Underwood and Donald W. Brolicher. Appearing and testifying as Protestants were George and Ellen Corbett.

Testimony indicated that the subject property, known as 127 American Avenue, consists of .404 acres +/-, zoned D.R.5.5 and is currently improved with the subject 2-1/2 story frame dwelling and detached garage, as indicated on Petitioners' Exhibit No. 1.

Testimony indicated that the petitioners, who are mother and daughter, reside in the subject dwelling along with Mrs. Buige's boyfriend and her mother. The Petitioner's testimony indicated that they have no intention or desire to rent the subject property and purchased it specifically for use as their home.

Testimony further indicated that the petitioners would suffer an undue hardship and practical difficulty should the requested relief be denied.

Donald Brolicher testified that he attended the real estate settlement for the subject property and indicated that the petitioners were given the impression that the subject property could be utilized as proposed because they were all "family".

Ellen Corbett, a Protestant, testified and gave a brief history of the subject property. Mrs. Corbett testified that she was primarily concerned with the subject property being utilized as rental units and, in view of such concern, opposes the requested relief.

Mr. George Corbett, a Protestant, essentially concurs with the testimony of his wife. Mr. Corbett also added that the bathroom and bedroom were added on the west side of the home in addition to the living room being extended in 1987.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioner and his property. Molan v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County that, on this 26th day of June, 1991, pursuant to Petition for Zoning Variance, a variance from Section 402.1 and 401.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a lot width for a 2 apartment use of 63 ft. in lieu of the required 80 ft. and to allow a side yard setback of 10 ft. and a sum of side yard setbacks of 26 ft. in lieu of the required 15 ft. and 40 ft. (open projection on one side), respectively, in accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this order has expired. If, for whatever

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow, cause or permit the subject home to be rented and/or leased to non "family" person(s), as that term is defined in Section 101 of the B.C.Z.R.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH/mm
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 7/2/91
By [Signature]

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



COPY

111 West Chesapeake Avenue
Towson, MD 21204

887 4354

August 26, 1991
DATE: 7-25-91

Blanche M. Bartlett and Evelyn M. Buige
127 American Avenue
Baltimore, Maryland 21227

RE:
Case Number: 91-473-A
S/S American Avenue, 2nd Fl. of Ridge Avenue
127 American Avenue
13th Election District - 1st Councilmanic
Petitioner(s): Blanche M. Bartlett and Evelyn M. Buige
HEARING: FRIDAY, SEPTEMBER 6, 1991 at 9:00 a.m.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



COPY

111 West Chesapeake Avenue
Towson, MD 21204

887 4354

JULY 12, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-473-A
S/S American Avenue, 2nd Fl. of Ridge Avenue
127 American Avenue
13th Election District - 1st Councilmanic
Petitioner(s): Blanche M. Bartlett and Evelyn M. Buige
HEARING: FRIDAY, SEPTEMBER 6, 1991 at 9:00 a.m.

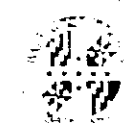
Variance to allow a lot width, for a 2 apartment use, of 63 ft. in lieu of the required 80 ft.; to allow a side yard setback of 10 ft. and a sum of side yard setbacks of 26 ft. in lieu of the required 15 ft. and 40 ft. (open projection of 1 side) respectively.

J. Robert Haines

Zoning Commissioner of
Baltimore County

cc: Bartlett and Buige
John O. Hennegan, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



COPY

111 West Chesapeake Avenue
Towson, MD 21204

887 4354

July 3, 1991

John J. Hennegan, Esq.
Hennegan, Gontrom & Hennegan, P.A.
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number(s): 91-473-A
127 American Avenue
Petitioner(s): Blanche M. Bartlett and Evelyn M. Buige

Dear Mr. Hennegan:

This to acknowledge receipt of your June 26, 1991 correspondence requesting postponement of the above captioned matter. Accordingly, the case has been pulled from August 15, 1991 docket.

Notice of the new hearing date will be forwarded to you shortly.

Very truly yours,

G. G. Stephens
(301) 887-3291

cc: Blanche M. Bartlett and Evelyn M. Buige

LAW FIRM

Romalka, Gontrom & Hennegan, P.A.
80 EASTERN BOULEVARD
ESSEX, MARYLAND 21224
TELEPHONE: (301) 886-8274
FAX: 886-0118

ROBERT L. ROMALKA
JOHN R. GONTROM
JOHN O. HENNEGAN
DONALD D. SHEFFY
NANCY E. DWYER
SHARON R. GAMBLE
MARY H. BUCHANAN
*Also admitted in Florida

June 26, 1991

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: J. Robert Haines

RE: Blanche M. Bartlett and Evelyn M. Buige
Case No: 91-473-A

Dear Mr. Haines:

I have been advised that a hearing has been scheduled for August 15, 1991 at 9:00 a.m. in regard to the above-captioned matter. I am currently scheduled to be out-of-town that week.

Please reschedule this matter and notify my office of a new date and time.

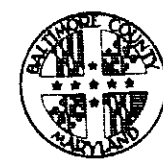
Thank you for your assistance in this matter.

Very truly yours,

John O. Hennegan

JOH/cfh

cc: Blanche Bartlett



Petition for Variance

to the Zoning Commissioner of Baltimore County

91-473-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 402.1, to allow a lot width, for a 2 apartment use, of 60 feet, in lieu of the required 80 feet, and to allow a side yard setback of 10 feet, and a sum of side yard setbacks of 26 feet in lieu of the required 15 feet & 30 feet (open projection on 1 side) respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

"See attached sheet"

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Blanche M. Bartlett

(Type or Print Name)

Signature

Evelyn M. Buige

(Type or Print Name)

Signature

127 American Ave. 21227

Address

BALTO., MD. 21227

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING - 1/2HR. - 1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: DATE 6-2-91

ORDER RECEIVED FOR FILING

Date

By

#472

Zoning Description

91-473-A

Beginning at a point on the South side of American Ave. at a point 760 ft. Southeast of Ridge Ave. thence running east 63 ft. thence thence South 209 ft. thence 63 ft. West thence 209 ft. to the point of beginning. Also known as 127 American Ave. & located in the 13th Election District of Baltimore County.

OWNER:

BLANCHE M. BARTLETT
EVELYN M. BUIGE
127 AMERICAN AVE.
BALTO., MD 21227

91-473-A

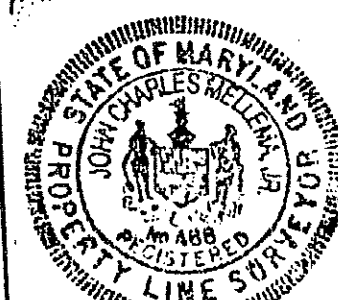
15 COUNTY R.O.W.
BUREAU OF LAND
ACQUISITION PLAT
J.O. 1-2-942
R.W. 88-259-1A

ELLEN L. CORBETT
7689/43

7152/193
13,167 sq ft

EUGENE R. TITUS
5169/245

MAC DRIVE



AMERICAN AVENUE

PLAT TO ACCOMPANY
ZONING HEARING

#127 AMERICAN AVE.
BALTO. CO., MD. SCALE: 1"=30'
ELEC. DIST 13 JUNE 1991
ZONING: DR 5.5 CO. DIST: 13

THIS PLAT IS FOR THE PURPOSE OF A ZONING HEARING AND IS NOT INTENDED FOR THE USE OF ESTABLISHING PROPERTY LINES.

Public Water

June 2, 1991

Baltimore County Zoning Board

Re: 127 American Avenue
Baltimore, Maryland 21227

FORMER OWNERS: Robert Underwood and Barbara Underwood
CURRENT OWNERS: Blanche M. Bartlett and Evelyn M. Buige

This is a request for variance concerning the Baltimore County Zoning, which requires 80 feet of footage in order to have two apartments within one dwelling.

The 127 American Avenue address in Baltimore County has 13,000 square feet of property, which is more than the 10,000 square feet required for two apartments in one dwelling.

The following are reasons to be considered for variance because of hardship:

- At settlement on December 20, 1990, the acting attorney, Bruce Kent of 5117 Oregon Avenue, Nantux, Maryland 21227, advised the buyers of 127 American Avenue, that they would have no problems with the Baltimore County Zoning Board because they are buying the house jointly and as one family unit. Mr. Kent was acting attorney for the Underwood's and the Joint Buyer's, B's Bartlett and M's Buige. Witnesses to this advice were Donald Broliar, Morgan Run Farm, Route 22, Sykesville, Maryland; Robert and Barbara Underwood, Broham Road, Baltimore, Maryland 21230 (former owners).
- Father and daughter, B's Bartlett and M's Buige, are both divorced, and to avoid economic hardship invested their assets in the 127 American Avenue, house in order to share it as a one family unit.
- The property consists of 63 feet of frontage and the zoning law requires 80 feet of frontage in order to approve two apartments in one unit. The paragraph above explains that the total amount of square feet (13,000) is more than the required amount of 10,000 square feet the zoning board requires for two apartments in one unit.

Be advised that the 127 American Avenue, house will not be used as a rental property, creating additional traffic and noise. B's Evelyn Buige, Joint owner, lives and will continue to live in the up stairs apartment.



Photo #2 - Reversed view for #1

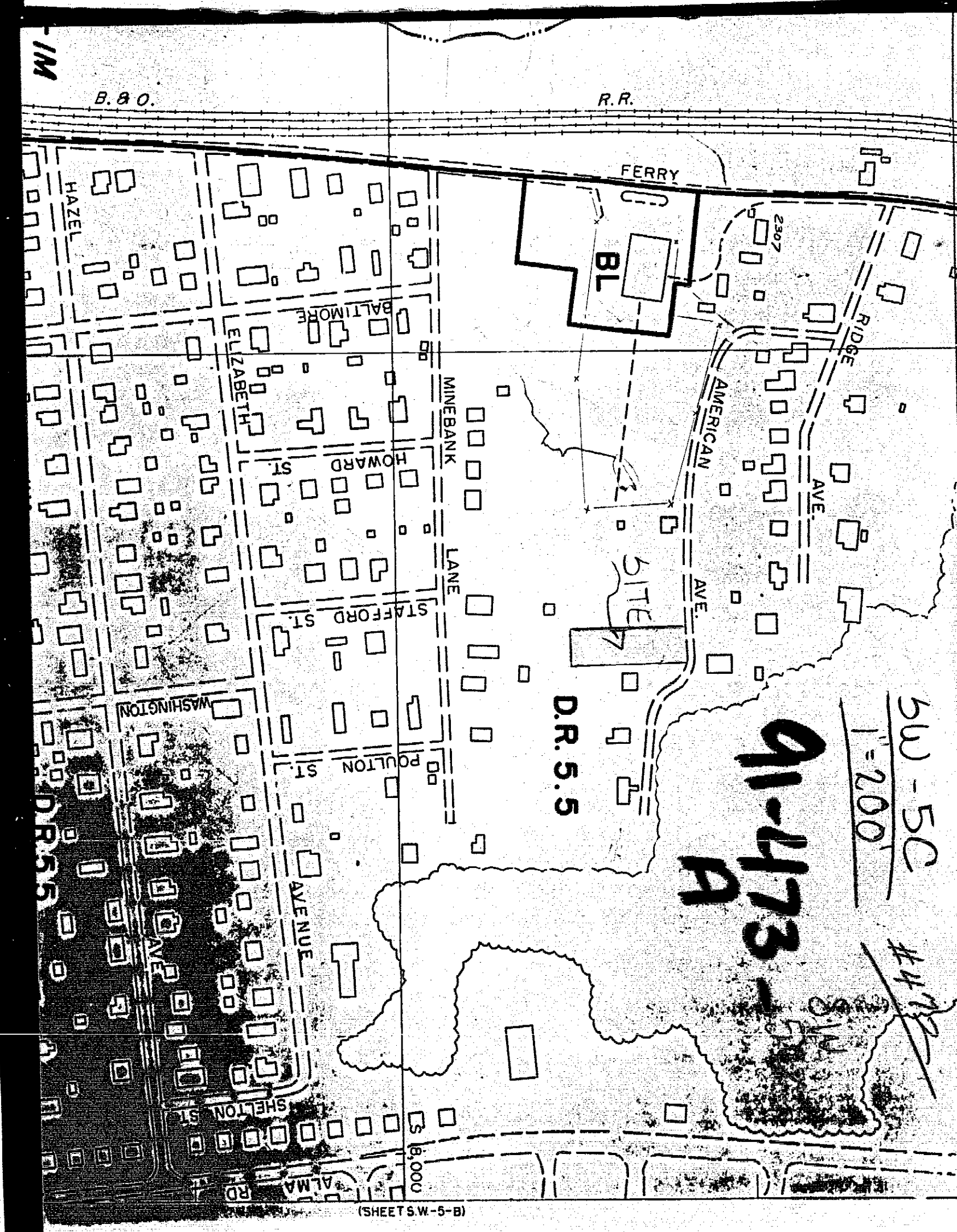


Photo #1 - View from American Rd.

CASE NUMBER

91-473-A

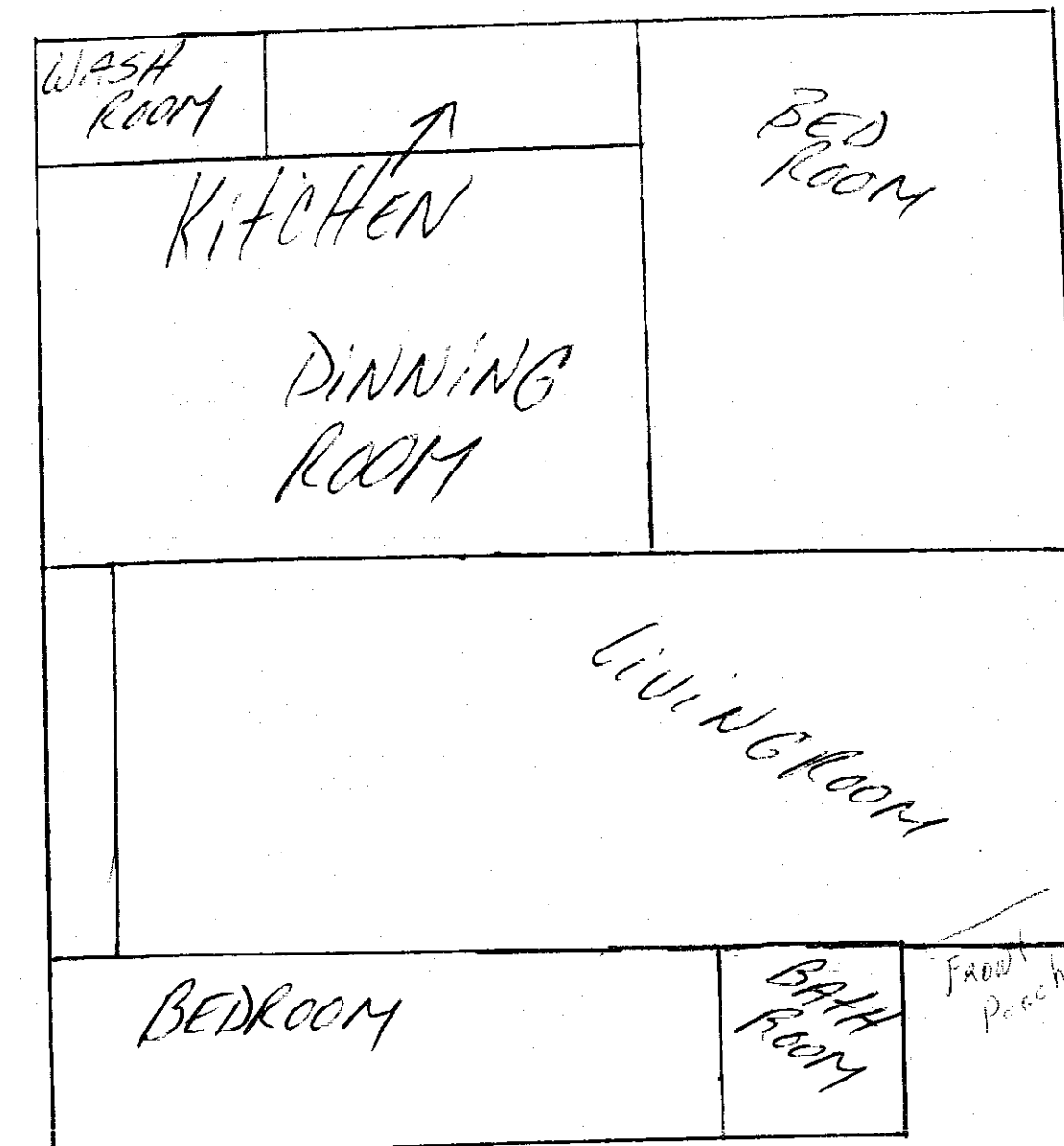
PETITIONER'S EXHIBIT #



#472

91-473-A

DOWN STAIRS



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 24, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-473-A
5/8 American Avenue, 760' (+/-) SW of Ridge Avenue
127 American Avenue
13th Election District - 1st Councilmanic
Petitioner(s): Blanche M. Bartlett and Evelyn M. Buige
HEARING: THURSDAY, AUGUST 15, 1991 at 9:00 a.m.

Variance to allow a lot width, for a 2 apartment use, of 63 ft. in lieu of the required 80 ft.; to allow a side yard setback of 10 ft. and a sum of side yard setbacks of 26 ft. in lieu of the required 15 ft. and 30 ft. (open projection of 1 side) respectively.

J. Robert Hines
Zoning Commissioner of
Baltimore County

cc: Bartlett and Buige
John O. Runnegan, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

JUNE 24, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-473-A
5/8 American Avenue, 760' (+/-) SW of Ridge Avenue
127 American Avenue
13th Election District - 1st Councilmanic
Petitioner(s): Blanche M. Bartlett and Evelyn M. Buige
HEARING: THURSDAY, AUGUST 15, 1991 at 9:00 a.m.

Variance to allow a lot width, for a 2 apartment use, of 63 ft. in lieu of the required 80 ft.; to allow a side yard setback of 10 ft. and a sum of side yard setbacks of 26 ft. in lieu of the required 15 ft. and 30 ft. (open projection of 1 side) respectively.

Zoning Commissioner of
Baltimore County

cc: Bartlett and Buige
John O. Runnegan, Esq.

91-473-A

WORK-OFFICE CORRESPONDENCE

TO: James E. Dyer
Zoning Supervisor

DATE: June 27, 1991

FROM: James H. Thompson
Zoning Enforcement Coordinator

RE: Item No. 472 (if known)
Petitioner: Blanche M. Bartlett/Evelyn M. Buige (if known)

VIOLATION CASE # C-91-4754

LOCATION OF VIOLATION 127 American Avenue

DEFENDANT Blanche M. Bartlett and Evelyn M. Buige

ADDRESS 127 American Avenue Baltimore, MD 21227

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS

Ellen Corbett 128 American Avenue
Baltimore, MD 21227

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

cc: Owen Stephens
Development Control

eeh/

#Copy of Hearing Notice Mailed 6/26/91.

NAME

George S. S. S.

Ellen Corbett

Petitioner's Sign-in 91-473A

Name Address

Robert J. Thompson Jr. 2517 Belknap Ave

Barbara J. Thompson 2507 Belknap Ave

David W. Bullen 1834 SHANVILLE RD.

SHANVILLE, MD. 21784

Blanche M. Bartlett 127 American Ave 21227

Evelyn M. Buige 127 American Ave 21227

ke 2

Baltimore County
Zoning Department
Office of Planning & Zoning

Account B-001-020
Number

6/07/91

HY100472

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IPL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: BARTLETT

04-AD-8088WICHRC \$35.00

Please Make Checks Payable To Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/18, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/18, 1991.

THE JEFFERSONIAN,

S. Zake Olson
Publisher

\$61.71

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

91-473-A

Date of Posting August 13, 1991

Placed for: Variance

Petitioner: Blanche M. Bartlett & Evelyn M. Buige

Location of property: SW of American Avenue, 260' +/- SW of Ridge Avenue (127 American Avenue)

Location of Sign: Corner front of 127 American Avenue

Placed by: S. J. Oster

Date of return: August 16, 1991

CERTIFICATE OF PUBLICATION

7/18, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in the ARBUTUS TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/18, 1991.

ARBUTUS TIMES

S. Zake Olson
Publisher

\$67



Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21201

SS: 4454

July 19, 1991

John O. Hennegan, Esquire
814 Eastern Avenue
Essex, MD 21221

RE: Item No. 472, Case No. 91-473-A
Petitioner: Blanche M. Bartlett, et al
Petition for Zoning Variance

Dear Mr. Hennegan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Ms. Blanche Bartlett
127 American Avenue
Baltimore, MD 21227

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21201

SS: 4454

September 12, 1991

John O. Hennegan, Esquire
814 Eastern Avenue
Baltimore, Maryland 21221

RE: Petition for Zoning Variance
Case No. 91-473-A
Blanche A. Bartlett, et al

Dear Mr. Hennegan:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in part, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

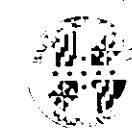
Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm

cc: Peoples Counsel
cc: Petitioners
cc: Protestants

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21201

SS: 4454

Your petition has been received and accepted for filing this
19th day of June, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Blanche M. Bartlett, et al

Petitioner's Attorney: John O. Hennegan

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: July 10, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Blanche M. Bartlett, Item No. 472

Should the petitioner's request be granted, staff recommends that the use of the home as a two-apartment dwelling shall cease upon permanent vacation of the premises by either Ms. Bartlett or Ms. Buige.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM472/ZAC1

Rec'd 7/17/91

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: June 25, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 18, 1991

This office has no comments for items number 468, 470, 472 and 473.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

Baltimore County Government
Fire Department



700 East Poplar Road, Suite 901
Towson, MD 21204-5500

SS: 4454

JUNE 18, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BLANCHE M. BARTLETT AND
EVELYN M. BUIGE

Location: #127 AMERICAN AVENUE

Item No.: 472 Zoning Agenda: JUNE 18, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1990 edition prior to occupancy.

Noted and
Approved: *[Signature]*
Planning Group
Special Inspection Division

JK/RRF

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee

DATE: June 19, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for June 18, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 468, 470, 473 and 475.

For Items 458 and 460 the previous County Review Group comments still apply.

For Item 379 (#91-405-SPH), the site must be submitted through the minor subdivision process for review and comments.

For Item 472, as of this date, the proposed 8-inch sanitary sewer has not gone to contract.

Robert W. Bowling
Robert W. Bowling, P.E., Chief,
Developers Engineering Division

RWB:s